

- NOTES**
- OWNERSHIP AND REFERENCE
MOSER BIDDLE LEASED BURGER KING #3412
P.O. BOX 22102 KNOXVILLE, TN 37933 TEL. NO. (865) 671-2452
CLT MAP 142, PARCELS 132.03
DEED REFERENCE: DEED BOOK 1723, PAGE 513
PLAT REFERENCE: INST. NO. 200406290119697
 - DATE OF FIELD SURVEY: JUNE 3, 2008
 - LOT AREAS AND REQUIRED OPEN SPACE LISTED BELOW:

LOT 1 1.079 AC.	LOT 4 8.080 AC.	LOT 7 1.128 AC.
LOT 2 5.891 AC.	LOT 5 3.026 AC.	LOT 8 1.713 AC.
LOT 3 2.492 AC.	LOT 6 1.960 AC.	LOT 9 53.556 AC.
 - ROW DEDICATION (BROOKLAWN STREET) 2.901 AC.
ROW DEDICATION (S. CAMPBELL STATION) 0.193 AC.
ROW DEDICATION (CONCORD ROAD) 0.785 AC.
ROW DEDICATION (KINGSTON PIKE) 0.000 AC.
GROSS LAND AREA 82.803 AC.
TOTAL OPEN SPACE PROVIDED 8.309 AC.
 - A 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
 - THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON "FIRM" MAPPING OF KNOX COUNTY, (REFERENCE: 470930244F, DATED 5/2/2007 AND 470930243F, DATED 5/2/2007).
 - THE WALKING TRAIL IS LOCATED WITHIN A TWENTY (20) FOOT GREENWAY / WALKING TRAIL EASEMENT. THIS TWENTY (20) FOOT GREENWAY / WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENT. THE 20' GREENWAY / WALKING TRAIL EASEMENT IS CENTERED ON THE ACTUAL TRAIL - 10' EACH SIDE OF CENTERLINE. SEE NOTE #10 FOR LOT 9.
 - LOTS 6 & 7 SHALL NOT HAVE ACCESS TO S. CAMPBELL STATION ROAD. LOT 8 SHALL NOT HAVE ACCESS TO KINGSTON PIKE.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND / OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
 - THE WALKING TRAIL ALONG THE AQUATIC BUFFER LOCATED ON LOT 9 SHALL BE DESIGNED AND INSTALLED AT THE TIME OF FUTURE DEVELOPMENT OF LOT 9. (TOTAL OF APPROX. 2161 LF) THE 20' GREENWAY / WALKING TRAIL EASEMENT IS CENTERED ON THE ACTUAL TRAIL - 10' EACH SIDE OF CENTERLINE. THE GREENWAY / WALKING TRAIL EASEMENT AS SHOWN MAY BE MODIFIED DURING DEVELOPMENT OF LOT 9 WITH TOWN OF FARRAGUT APPROVAL AS TO LOCATION AND LENGTH. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED ON LOT 9 UNTIL THE WALKING TRAIL HAS BEEN CONSTRUCTED.
 - THE PROTECTIVE COVENANTS GOVERNING AQUATIC BUFFERS IS RECORDED IN INSTRUMENT NUMBER 200808200012683 IN THE KNOX COUNTY REGISTER OF DEED OFFICE.
 - OWNERSHIP AND MAINTENANCE OF OPEN SPACE LOCATED ON LOT 9 IS MOSER BIDDLE CORP. OWNERSHIP OF OPEN SPACE ON LOT 3 IS MOSER BIDDLE CORP. MAINTENANCE IS BLANCHARD AND CALHOUN COMMERCIAL.
 - THE RESTRICTIVE COVENANTS ARE RECORDED IN INSTRUMENT NUMBER 200707060002192 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. A CROSS ACCESS AND SIGNAGE EASEMENT ACROSS ALL PCD ZONED PROPERTIES IS PROVIDED WITHIN THE COVENANTS. DETENTION POND MAINTENANCE IS PROVIDED FOR WITHIN THE COVENANTS.
 - PROPERTY IS ZONED PCD, C-1, O-1, R-2, AND FLOOD PLAIN DISTRICT. SETBACKS FOR O-1: FRONT 70' / 55' / 40'; SIDES MINIMUM 20' / TOTAL 50'; REAR 30'. SETBACKS FOR C-1: FRONT 80' / 60' / 40'; SIDES MINIMUM 20' / TOTAL 60'; REAR 30'. SETBACKS FOR R-2: FRONT 30'; SIDES MINIMUM 10' / TOTAL 30'; REAR 25'. SETBACKS FOR PCD: FRONT 40' ON ARTERIAL AND MAJOR COLLECTOR / 30' ON MINOR COLLECTORS AND LOCAL STREET / 10' ON A LOCAL STREET CONSTRUCTED AS PART OF THE PCD; PERIPHERAL SIDE AND REAR 35'.
 - 15' SANITARY SEWER EASEMENT ALONG ALL SEWER LINES, 7.5' EACH SIDE OF CENTERLINE.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Campbell Station Exchange have been installed in accordance with current local and state government requirements.

[Signature] 1st UD
21 Aug 08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Campbell Station Exchange have been installed in accordance with current local and state government requirements.

[Signature] 1st UD
21 Aug 08
Date Name, Title, and Agency of Authorized Approving Agent

RELEASE OF EASEMENTS CERTIFICATE

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements have been made and their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development shown hereon proposed.

[Signature] 1st UD
21 Aug 08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATION OF STREET APPROVAL

I certify that streets, sidewalks and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$226,500 has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

9/10/08
Date
[Signature]
Town Engineer

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, TN, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

9/11/08
Date
[Signature]
Carol Finley, Sec.
Date Secretary, Planning Commission

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

8/21/08
Date
[Signature]
Knoxville Utilities Board
8-21-08
Date
[Signature]
Knox City Utilities Board
8/21/08
Date
[Signature]
TDS/Telecom

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon as evidenced in deed book 1723, page 513, deed book 1703, page 296, deed book 1703, page 305 and deed book 2124, page 1136 in the Knox County Registers Offices, and that I hereby adopt this plan of subdivision with my free consent, established the minimum building restriction lines, free consent, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

8/21/08
Date
[Signature]
Owner

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

8-21-08
Date
[Signature]
Surveyor Term. Reg. No. 1332

CERTIFICATION OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

8-21-08
Date
[Signature]
Shirley Mase Aug 21, 08
Knox County Addressing Division Date

Cannon & Cannon, Inc.
Consulting Engineering • Field Surveyors

9724 Kingston Pike
Suite 1100, Franklin Square
Knoxville, Tennessee 37922
Telephone: (865) 670-8555
Fax: (865) 670-8866

CLIENT: **BLANCHARD & CALHOUN COMMERCIAL**
2743 PERIMETER PARKWAY, BLDG. 100, STE. 370
AUGUSTA, GEORGIA 30909
TEL. NO. (706) 854-6714
CONTACT: MARK SENN

PROJECT: **CAMPBELL STATION EXCHANGE**
11244 KINGSTON PIKE
DISTRICT 6, FARRAGUT, TN 37934
FINAL PLAT (INDEX SHEET)
PARCEL 132.03, TAX MAP 142 &
PARCELS 3.04 & 3.05, TAX MAP 143

CCI PROJECT NO. 00655-0000

DATE: AUGUST 21, 2008
P.I.C.: RGL
DRAWN: JDW

655-00

1 OF 8

Knox County
REC'D FOR REC 09/11/2008 10:41:32AM
RECORD FEE: \$122.00
TAX: \$0.00 T. TAX: \$0.00
200809110017704

CERTIFICATION OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

Shirley Moore 8/21/08
Knox County Addressing Division Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Campbell Station Exchange have been installed in accordance with current local and state government requirements.

Shirley Moore 8/21/08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF STREET APPROVAL

I certify that streets, sidewalks and other required improvements have been installed in an acceptable manner and according to town specifications, or that a security bond in the amount of \$25,000 has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Shirley Moore 8/21/08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, TN, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Carol Givens 8/21/08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon as evidenced in deed book 1723, page 513, deed book 1703, page 296, deed book 1703, page 305 and deed book 2124, page 1136 in the Knox County Registers Office, and that I hereby adopt this plan of subdivision with my free consent, established the minimum building restriction lines, free consent, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

Shirley Moore 8/21/08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature's below which service source is adequate to accommodate the reasonable needs of such lot as to such service within this subdivision.

Shirley Moore 8/21/08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

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Shirley Moore 8-21-08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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Shirley Moore 8/21/08
Date Name, Title, and Agency of Authorized Approving Agent

RELEASE OF EASEMENTS CERTIFICATE

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

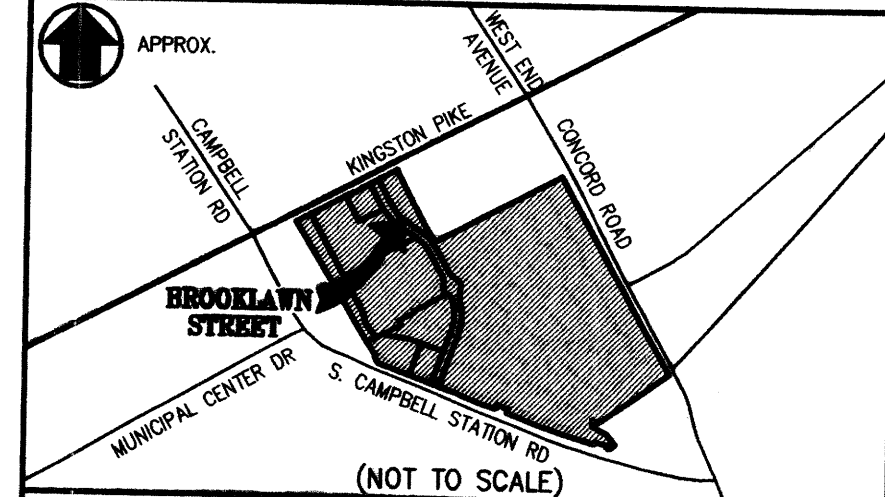
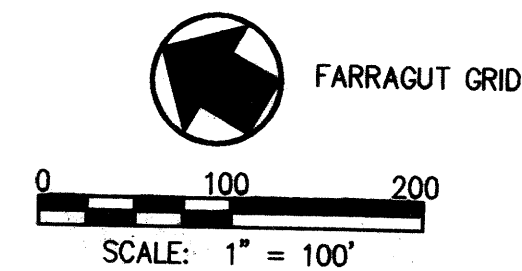
Shirley Moore 8/21/08
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATION OF COMMON AREAS DEDICATION

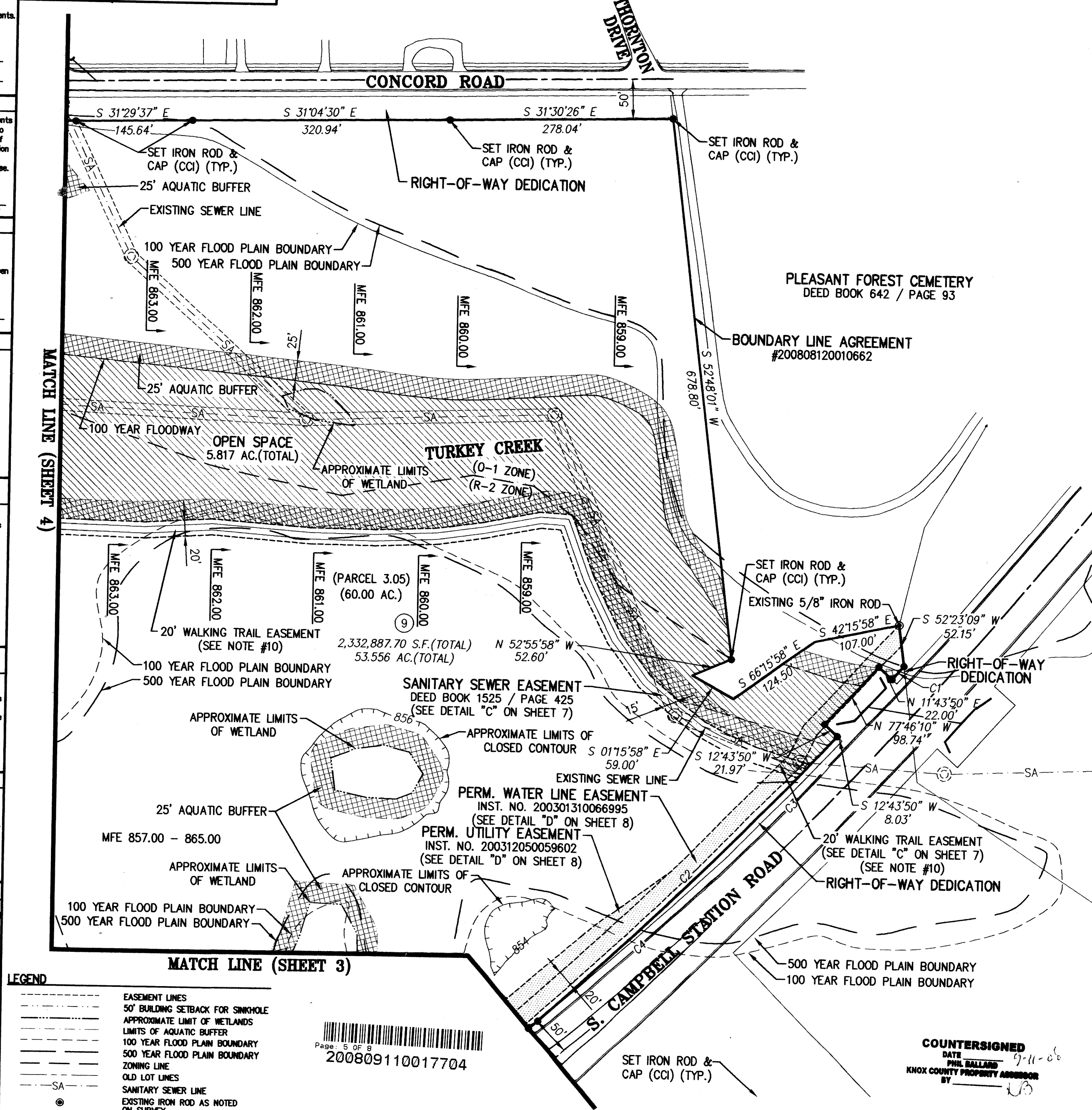
As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within Campbell Station Exchange for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. Declaration of Covenants and Restrictions, applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Shirley Moore 8/21/08
Date Name, Title, and Agency of Authorized Approving Agent

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	073°14'	5679.58'	10.94'	21.88'	N 78°21'40" W 21.88'
C2	513°02'	5679.58'	258.77'	517.18'	N 74°38'32" W 517.00'
C3	200°24'	5687.58'	99.61'	199.19'	N 76°14'18" W 199.18'
C4	372°43'	5683.38'	159.34'	318.59'	N 72°11'51" W 318.55'



- NOTES
1. OWNERSHIP AND REFERENCE
MOSE BIDDLE LEASED BURGER KING #3412
P.O. BOX 22102
KNOXVILLE, TN 37933
CLT MAP 142, PARCEL 132.03
DEED REFERENCE: DEED BOOK 1723, PAGE 513
PLAT REFERENCE: INST. NO. 200406290119697
MOSE BIDDLE CORP.
P.O. BOX 22102
KNOXVILLE, TN 37933
CLT MAP 143, PARCELS 3.04 & 3.05
DEED REFERENCE: DEED BOOK 1703, PAGE 296, DEED BOOK 1703, PAGE 305, DEED BOOK 2124, PAGE 1136
PLAT REFERENCE: INST. NO. 200406290119697 (PARCEL 3.04)
 2. DATE OF FIELD SURVEY: JUNE 3, 2008
 3. LOT AREAS AND REQUIRED OPEN SPACE LISTED BELOW:
LOT 1 1.079 AC. LOT 4 8.080 AC. LOT 7 1.128 AC.
LOT 2 5.891 AC. LOT 5 3.026 AC. LOT 8 1.713 AC.
LOT 3 2.492 AC. LOT 6 1.960 AC. LOT 9 53.556 AC.
ROW DEDICATION (BROOKLAWN STREET) 2.901 AC.
ROW DEDICATION (S CAMPBELL STATION) 0.193 AC.
ROW DEDICATION (CONCORD ROAD) 0.785 AC.
ROW DEDICATION (KINGSTON PIKE) 0.000 AC.
GROSS LAND AREA 82.803 AC.
TOTAL OPEN SPACE PROVIDED 8.309 AC.
 4. A 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES. A 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
 5. THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON "FIRM" MAPPING OF KNOX COUNTY. (REFERENCE: 47093C0244F, DATED 5/2/2007 AND 47093C0243F, DATED 5/2/2007).
 6. THE WALKING TRAIL IS LOCATED WITHIN A TWENTY (20) FOOT GREENWAY / WALKING TRAIL EASEMENT. THIS TWENTY (20) FOOT GREENWAY / WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENT. THE 20' GREENWAY / WALKING TRAIL EASEMENT IS CENTERED ON THE ACTUAL TRAIL - 10' EACH SIDE OF CENTERLINE. SEE NOTE #10 FOR LOT 9.
 7. LOTS 6 & 7 SHALL NOT HAVE ACCESS TO S. CAMPBELL STATION ROAD. LOT 8 SHALL NOT HAVE ACCESS TO KINGSTON PIKE.
 8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
 9. THE WALKING TRAIL ALONG THE AQUATIC BUFFER LOCATED ON LOT 9 SHALL BE DESIGNED AND INSTALLED AT THE TIME OF FUTURE DEVELOPMENT OF LOT 9. (TOTAL OF APPROX. 2161 LF) THE 20' GREENWAY / WALKING TRAIL EASEMENT IS CENTERED ON THE ACTUAL TRAIL - 10' EACH SIDE OF CENTERLINE. THE GREENWAY / WALKING TRAIL EASEMENT AS SHOWN MAY BE MODIFIED DURING DEVELOPMENT OF LOT 9 WITH TOWN OF FARRAGUT APPROVAL AS TO LOCATION AND LENGTH. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED ON LOT 9 UNTIL THE WALKING TRAIL HAS BEEN CONSTRUCTED.
 10. THE PROTECTIVE COVENANTS GOVERNING AQUATIC BUFFERS IS RECORDED IN INSTRUMENT NUMBER 20080820012683 IN THE KNOX COUNTY REGISTER OF DEED OFFICE.
 11. OWNERSHIP AND MAINTENANCE OF OPEN SPACE LOCATED ON LOT 9 IS MOSE BIDDLE CORP. OWNERSHIP OF OPEN SPACE ON LOT 3 IS MOSE BIDDLE CORP. MAINTENANCE IS BLANCHARD & CALHOUN COMMERCIAL.
 12. THE RESTRICTIVE COVENANTS ARE RECORDED IN INSTRUMENT NUMBER 200707060002192 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. A CROSS ACCESS AND SIGNAGE EASEMENT ACROSS ALL PCD ZONED PROPERTIES IS PROVIDED WITHIN THE COVENANTS. DETENTION POND MAINTENANCE IS PROVIDED FOR WITHIN THE COVENANTS.
 13. PROPERTY IS ZONED PCD, C-1, O-1, R-2, AND FLOOD PLAIN DISTRICT.
SETBACKS FOR O-1: FRONT 70'/55'/40'; SIDES MINIMUM 20'/TOTAL 50'; REAR 30'.
SETBACKS FOR C-1: FRONT 80'/60'/40'; SIDES MINIMUM 20'/TOTAL 60'; REAR 30'.
SETBACKS FOR R-2: FRONT 30'; SIDES MINIMUM 10'/TOTAL 30'; REAR 25'.
SETBACKS FOR PCD: FRONT 40' ON ARTERIAL AND MAJOR COLLECTOR/30' ON MINOR COLLECTORS AND LOCAL STREET/10' ON A LOCAL STREET CONSTRUCTED AS PART OF THE PCD; PERIPHERAL SIDE AND REAR 35'.
 14. 15' SANITARY SEWER EASEMENT ALONG ALL SEWER LINES, 7.5' EACH SIDE OF CENTERLINE.



- LEGEND
- EASEMENT LINES
 - 50' BUILDING SETBACK FOR SINKHOLE
 - APPROXIMATE LIMIT OF WETLANDS
 - LIMITS OF AQUATIC BUFFER
 - 100 YEAR FLOOD PLAIN BOUNDARY
 - 500 YEAR FLOOD PLAIN BOUNDARY
 - ZONING LINE
 - OLD LOT LINES
 - SANITARY SEWER LINE
 - EXISTING IRON ROD AS NOTED ON SURVEY
 - SET IRON ROD AND CAP (CCI) (TYP.)
 - SANITARY MANHOLE
 - DRAINAGE EASEMENTS
 - OPEN AREA
 - AQUATIC BUFFER

200809110017704

COUNTERSIGNED
DATE 9-11-08
PHIL BALLARD
KNOX COUNTY PROPERTY APPRAISER
BY

Cannon & Cannon, Inc.
Consulting Engineering • Field Surveyors
9724 Kingston Pike
Suite 1100, Franklin Square
Knoxville, Tennessee 37922
Telephone: (865) 670-8555
Fax: (865) 670-8866

CLIENT: **BLANCHARD & CALHOUN COMMERCIAL**
2745 PERIMETER PARKWAY, BLDG. 100, STE. 370
AUGUSTA, GEORGIA 30909
TEL. NO. (706) 854-8714
CONTACT: MARK SENN

PROJECT: **CAMPBELL STATION EXCHANGE**
11244 KINGSTON PIKE
DISTRICT 8, FARRAGUT, TN 37934

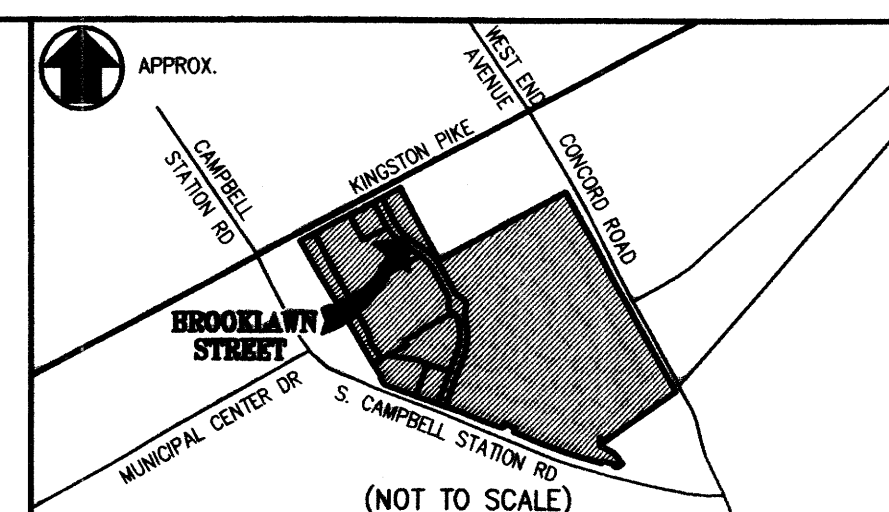
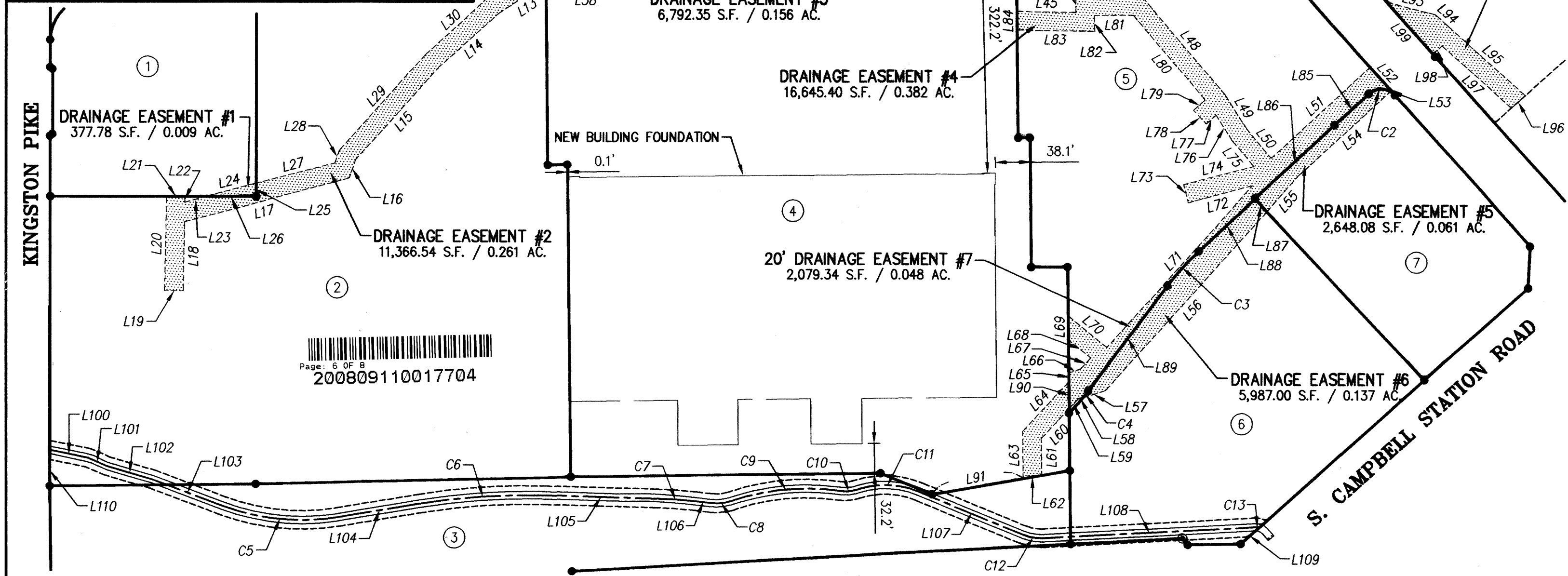
FINAL PLAT
PARCEL 132.03, TAX MAP 142 &
PARCELS 3.04 & 3.05, TAX MAP 143

CCI PROJECT NO. 00655-0000
DATE AUGUST 21, 2008
P.I.C. RGL
DRAWN JDW

655-00
5 OF 8

CURVE TABLE (DRAINAGE EASEMENTS)					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	3°25'10"	270.00'	8.06'	16.11'	S 56°21'27" E 16.11'
C2	72°05'39"	20.00'	14.56'	25.17'	S 36°46'43" E 23.54'
C3	10°15'23"	280.00'	25.13'	50.12'	S 78°04'41" E 50.05'
C4	2°24'16"	220.00'	4.62'	9.23'	S 82°00'15" E 9.23'

CURVE TABLE (GREENWAY TRAIL)					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C5	29°57'30"	245.00'	65.55'	128.10'	S 24°19'50" E 126.65'
C6	11°07'42"	704.00'	68.58'	136.74'	S 33°44'44" E 136.52'
C7	4°54'54"	498.00'	21.37'	42.72'	S 25°43'26" E 42.71'
C8	25°20'49"	52.00'	11.69'	23.00'	S 35°56'24" E 22.82'
C9	26°48'56"	254.00'	60.55'	118.88'	S 35°12'21" E 117.79'
C10	26°29'14"	37.00'	8.71'	17.10'	S 35°02'30" E 16.95'
C11	40°34'22"	98.00'	36.22'	69.40'	S 27°59'56" E 67.96'
C12	25°22'20"	48.00'	10.81'	21.26'	S 20°23'55" E 21.08'
C13	17°04'09"	12.00'	1.80'	3.57'	S 24°33'00" E 3.56'



- NOTES**
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MOSER BIDDLE LEASED BURGER KING #3412
P.O. BOX 22102 KNOXVILLE, TN 37933 TEL. NO. (865) 671-2452
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 - THE PROTECTIVE COVENANTS GOVERNING AQUATIC BUFFERS IS RECORDED IN INSTRUMENT NUMBER 20080820012683 IN THE KNOX COUNTY REGISTER OF DEED OFFICE.
 - OWNERSHIP AND MAINTENANCE OF OPEN SPACE LOCATED ON LOT 9 IS MOSER BIDDLE CORP. OWNERSHIP OF OPEN SPACE ON LOT 3 IS MOSER BIDDLE CORP. MAINTENANCE IS BLANCHARD AND CALHOUN COMMERCIAL.
 - THE RESTRICTIVE COVENANTS ARE RECORDED IN INSTRUMENT NUMBER 200707060002192 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. A CROSS ACCESS AND SIGNAGE EASEMENT ACROSS ALL PCD ZONED PROPERTIES IS PROVIDED WITHIN THE COVENANTS. DETENTION POND MAINTENANCE IS PROVIDED FOR WITHIN THE COVENANTS.
 - PROPERTY IS ZONED PCD, C-1, O-1, R-2, AND FLOOD PLAIN DISTRICT.
SETBACKS FOR C-1: FRONT 70'/55'/40'; SIDES MINIMUM 20'/TOTAL 50'; REAR 30'.
SETBACKS FOR O-1: FRONT 80'/60'/40'; SIDES MINIMUM 20'/TOTAL 60'; REAR 30'.
SETBACKS FOR R-2: FRONT 30'; SIDES MINIMUM 10'/TOTAL 30'; REAR 25'.
SETBACKS FOR PCD: FRONT 40' ON ARTERIAL AND MAJOR COLLECTOR / 30' ON MINOR COLLECTORS AND LOCAL STREET/10' ON A LOCAL STREET CONSTRUCTED AS PART OF THE PCD; PERIPHERAL SIDE AND REAR 35'.
 - 15' SANITARY SEWER EASEMENT ALONG ALL SEWER LINES, 7.5' EACH SIDE OF CENTERLINE.

LINE TABLE (DRAINAGE EASEMENTS)											
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L8	60.74	S 30°39'37" E	L23	23.96	S 44°34'03" E	L38	23.59	N 59°26'09" E	L53	1.07	N 72°57'00" W
L9	27.30	S 30°39'37" E	L24	55.59	S 44°34'03" E	L39	116.47	S 30°39'37" E	L54	133.91	N 72°57'00" W
L10	40.77	N 77°46'27" W	L25	14.05	S 60°04'06" W	L40	45.81	S 77°46'27" E	L55	52.12	N 78°07'28" W
L11	124.18	N 61°17'32" W	L26	53.79	N 29°55'54" W	L41	29.39	S 59°20'23" W	L56	260.91	N 78°07'28" W
L12	115.00	N 62°36'31" W	L27	87.67	S 44°34'03" E	L42	5.70	N 77°46'27" W	L57	25.22	N 47°21'39" W
L13	60.85	N 62°36'31" W	L28	14.54	N 78°55'46" E	L43	27.30	N 30°39'37" W	L58	5.86	N 47°21'39" W
L14	86.30	N 72°01'13" W	L29	139.92	S 78°04'57" E	L44	155.41	S 59°26'09" W	L59	13.97	N 77°07'48" W
L15	134.80	N 78°04'57" W	L30	89.00	S 72°01'13" E	L45	63.69	S 29°11'14" E	L60	44.15	N 77°07'48" W
L16	21.22	S 78°55'46" W	L31	75.02	S 62°36'31" E	L46	16.60	N 59°26'09" E	L61	39.60	N 72°57'00" E
L17	183.35	N 44°34'03" W	L32	88.76	S 62°36'31" E	L47	71.17	S 30°33'51" E	L62	20.26	N 40°04'11" W
L18	74.58	S 61°13'51" W	L33	78.89	N 09°06'10" E	L48	139.17	S 19°31'37" W	L63	50.87	N 59°07'46" E
L19	20.00	N 29°55'54" W	L34	5.80	S 58°04'02" E	L49	43.83	S 27°48'29" W	L64	73.30	S 77°07'48" E
L20	101.35	N 61°13'51" E	L35	76.73	S 09°06'10" W	L50	40.76	S 20°10'16" W	L65	9.49	N 59°26'09" E
L21	19.62	S 29°55'54" E	L36	114.34	S 61°17'32" E	L51	145.20	S 72°57'00" E	L66	13.14	S 47°21'39" W
L22	6.05	S 60°04'06" W	L37	19.29	S 77°46'27" E	L52	34.01	S 18°04'44" W	L67	16.51	S 77°07'48" E

LINE TABLE (GREENWAY TRAIL)											
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L68	31.23	N 09°23'46" E	L83	83.69	N 29°11'14" W	L98	13.29	N 72°23'10" W	L113	17.08	S 59°26'09" W
L69	26.09	N 59°26'09" E	L84	20.01	N 59°26'09" E	L99	74.01	N 18°04'44" E	L114	17.08	S 59°26'09" W
L70	54.02	S 09°23'46" W	L85	49.73	S 72°49'32" E	L100	42.01	S 18°29'22" E	L115	17.08	S 59°26'09" W
L71	234.60	S 78°07'28" E	L86	117.08	S 72°57'00" E	L101	21.73	S 06°53'27" E	L116	17.08	S 59°26'09" W
L72	71.21	N 44°44'04" W	L87	18.70	S 17°03'00" W	L102	52.17	S 13°47'29" E	L117	17.08	S 59°26'09" W
L73	20.00	N 45°15'56" E	L88	83.18	S 72°57'00" E	L103	79.34	S 09°21'05" E	L118	17.08	S 59°26'09" W
L74	78.43	S 44°44'04" E	L89	142.72	S 83°12'22" E	L104	88.53	S 39°18'35" E	L119	17.08	S 59°26'09" W
L75	36.93	N 20°10'16" E	L90	29.09	S 59°26'09" W	L105	117.86	S 28°10'53" E	L120	17.08	S 59°26'09" W
L76	32.36	N 27°48'29" E	L91	100.16	S 40°04'11" E	L106	17.14	S 23°15'59" E	L121	17.08	S 59°26'09" W
L77	14.26	N 72°57'00" W	L92	84.50	S 18°04'44" W	L107	121.65	S 07°42'45" E	L122	17.08	S 59°26'09" W
L78	20.00	N 17°03'00" E	L93	53.66	S 16°07'50" E	L108	230.40	S 33°05'05" E	L123	17.08	S 59°26'09" W
L79	16.76	S 72°57'00" E	L94	18.48	S 11°48'53" W	L109	26.72	N 71°53'04" W	L124	17.08	S 59°26'09" W
L80	119.52	N 19°31'37" E	L95	111.74	S 11°48'53" W	L110	38.26	S 60°01'57" W	L125	17.08	S 59°26'09" W
L81	41.83	N 30°33'51" W	L96	20.12	N 71°55'16" W	L111	38.26	S 60°01'57" W	L126	17.08	S 59°26'09" W
L82	17.08	S 59°26'09" W	L97	100.51	N 11°48'53" E	L112	38.26	S 60°01'57" W	L127	17.08	S 59°26'09" W
L83	83.69	N 29°11'14" W	L98	13.29	N 72°23'10" W	L113	17.08	S 59°26'09" W	L128	17.08	S 59°26'09" W
L84	20.01	N 59°26'09" E	L99	74.01	N 18°04'44" E	L114	17.08	S 59°26'09" W	L129	17.08	S 59°26'09" W
L85	49.73	S 72°49'32" E	L100	42.01	S 18°29'22" E	L115	17.08	S 59°26'09" W	L130	17.08	S 59°26'09" W
L86	117.08	S 72°57'00" E	L101	21.73	S 06°53'27" E	L116	17.08	S 59°26'09" W	L131	17.08	S 59°26'09" W
L87	18.70	S 17°03'00" W	L102	52.17	S 13°47'29" E	L117	17.08	S 59°26'09" W	L132	17.08	S 59°26'09" W
L88	83.18	S 72°57'00" E	L103	79.34	S 09°21'05" E	L118	17.08	S 59°26'09" W	L133	17.08	S 59°26'09" W
L89	142.72	S 83°12'22" E	L104	88.53	S 39°18'35" E	L119	17.08	S 59°26'09" W	L134	17.08	S 59°26'09" W
L90	29.09	S 59°26'09" W	L105	117.86	S 28°10'53" E	L120	17.08	S 59°26'09" W	L135	17.08	S 59°26'09" W
L91	100.16	S 40°04'11" E	L106	17.14	S 23°15'59" E	L121	17.08	S 59°26'09" W	L136	17.08	S 59°26'09" W
L92	84.50	S 18°04'44" W	L107	121.65	S 07°42'45" E	L122	17.08	S 59°26'09" W	L137	17.08	S 59°26'09" W
L93	53.66	S 16°07'50" E	L108	230.40	S 33°05'05" E	L123	17.08	S 59°26'09" W	L138	17.08	S 59°26'09" W
L94	18.48	S 11°48'53" W	L109	26.72	N 71°53'04" W	L124	17.08	S 59°26'09" W	L139	17.08	S 59°26'09" W
L95	111.74	S 11°48'53" W	L110	38.26	S 60°01'57" W	L125	17.08	S 59°26'09" W	L140	17.08	S 59°26'09" W
L96	20.12	N 71°55'16" W	L111	38.26	S 60°01'57" W	L126	17.08	S 59°26'09" W	L141	17.08	S 59°26'09" W
L97	100.51	N 11°48'53" E	L112	38.26	S 60°01'57" W	L127	17.08	S 59°26'09" W	L142	17.08	S 59°26'09" W
L98	13.29	N 72°23'10" W	L113	17.08	S 59°26'09" W	L128	17.08	S 59°26'09" W	L143	17.08	S 59°26'09" W
L99	74.01	N 18°04'44" E	L114	17.08	S 59°26'09" W	L129	17.08	S 59°26'09" W	L144	17.08	S 59°26'09" W

RELEASE OF EASEMENTS CERTIFICATE

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (owner) *[Signature]* Date *8/21/08*

Signature (agent) *[Signature]* Date *8/21/08*

Signature (electric) *[Signature]* Date *8/21/08*

Signature (gas) *[Signature]* Date *8/21/08*

Signature (water) *[Signature]* Date *8/21/08*

Signature (sewer) *[Signature]* Date *8/21/08*

Signature (Town of Farragut) Date *8/21/08*

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature's below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date *8/21/08* *[Signature]* Knoxville Utilities Board

Date *8-21-08* *[Signature]* Local City Utilities Board

Date *8/21/08* *[Signature]* TNS Telecom

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within Campbell Station Exchange for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. "Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date *8/21/08* *[Signature]* James M. Bille

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Date *8-21-08* *[Signature]* Surveyor Term, Reg. No. 1332

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Campbell Station Exchange have been installed in accordance with current local and state government requirements.

Date *21 Aug 08* *[Signature]*

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

Date *21 Aug 08* *[Signature]* Knox County Addressing Division

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, TN, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date *9/10/08* *[Signature]* Secretary, Planning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon as evidenced in deed book 1723, page 513, deed book 1703, page 296, deed book 1703, page 305 and deed book 2124, page 1136 in the Knox County Registers Offices, and that I hereby adopt this plan of subdivision with my free consent, established the minimum building restriction lines, free consent, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

Date *9/10/08* *[Signature]*

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Campbell Station Exchange have been installed in accordance with current local and state government requirements.

Date *9/10/08* *[Signature]*

CERTIFICATE OF STREET APPROVAL

I certify that streets, sidewalks and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$25,000.00 has been posted with the Planning Commission to ensure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Date *9/10/08* *[Signature]* Town Engineer

COUNTERSIGNED
DATE *7-11-08*
BY *[Signature]*
KNOX COUNTY PROPERTY ADDRESSOR

Cannon & Cannon, Inc.
Consulting Engineering • Field Surveys
9724 Kingston Pike
Suite 1100, Franklin Square
Knoxville, Tennessee 37922
Telephone: (865) 670-8555
Fax: (865) 670-8866

CLIENT: BLANCHARD & CALHOUN COMMERCIAL
2743 PERIMETER PARKWAY, BLDG. 100, STE. 370
AUGUSTA, GEORGIA 30909
TEL. NO. (706) 854-6714
CONTACT: MARK SENN

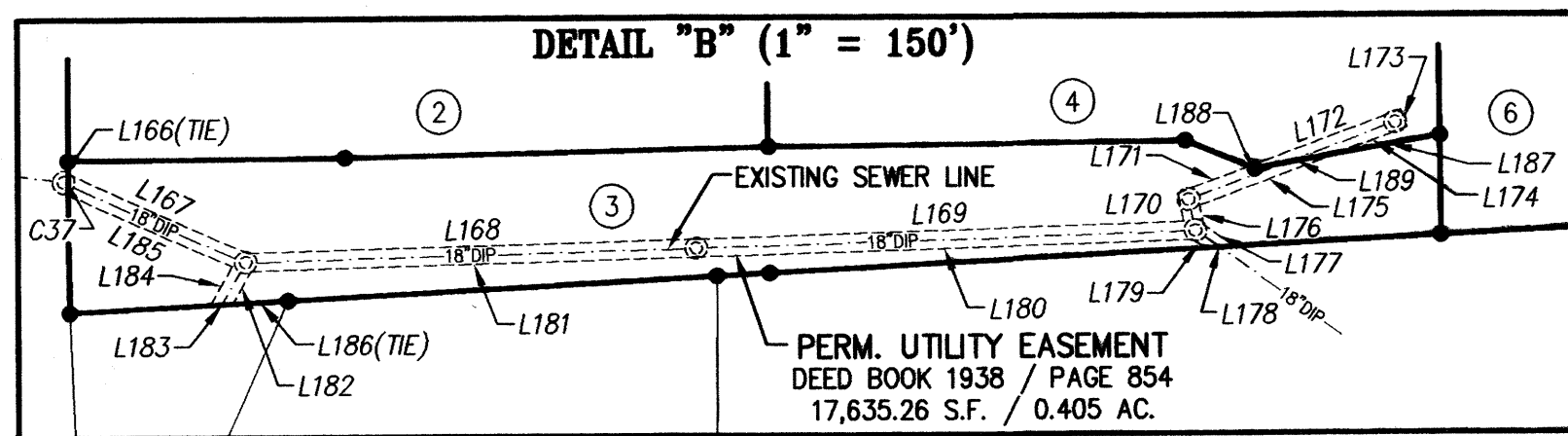
PROJECT: CAMPBELL STATION EXCHANGE
11244 KINGSTON PIKE
DISTRICT 6, FARRAGUT, TN 37934

FINAL PLAT
PARCEL 132.03, TAX MAP 142 &
PARCELS 3.04 & 3.05, TAX MAP 143

CCI PROJECT NO. 00655-0000

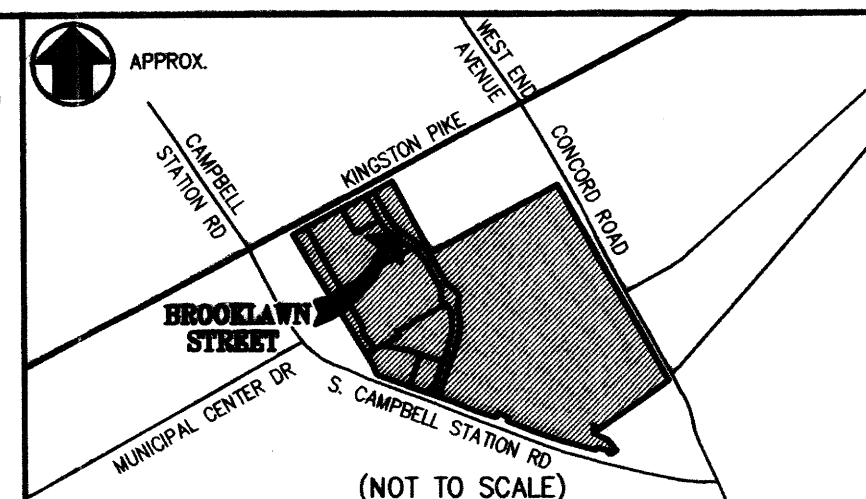
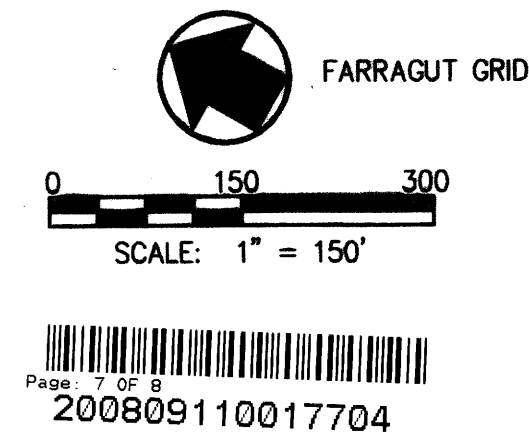
DATE AUGUST 21, 2008
P.I.C. RGL
DRAWN JDW

655-00
6 OF 8



CURVE TABLE (TRAIL EASEMENTS)					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C32	45°24'23"	85.00'	35.56'	67.36'	S 22°09'39" E 65.61'
C33	53°25'30"	15.00'	7.55'	13.99'	S 26°10'13" E 13.49'
C34	0°36'14"	5679.58'	29.93'	59.87'	S 76°56'56" E 59.87'

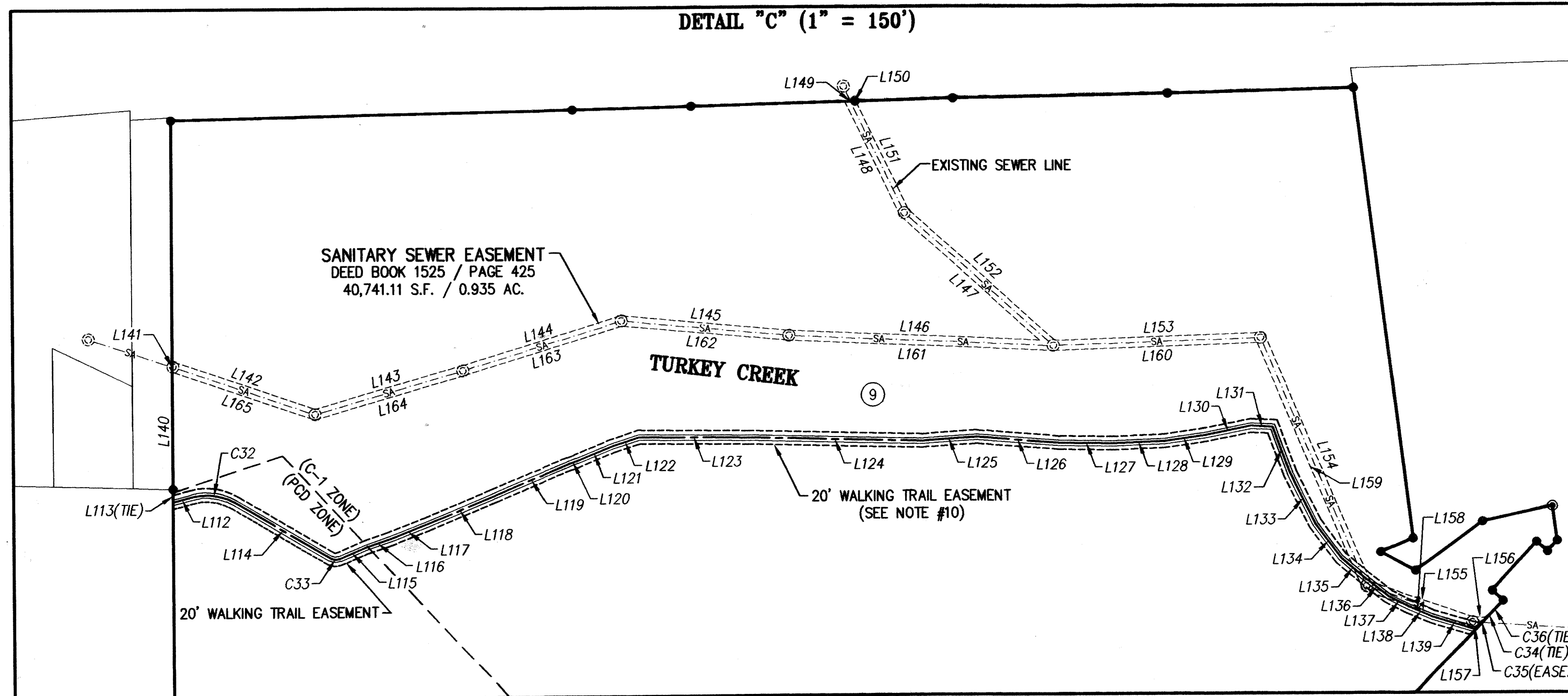
CURVE TABLE (SEWER EASEMENTS)					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C35	0°11'48"	5678.37'	9.74'	19.48'	N 76°47'25" W 19.48'
C36	0°21'44"	5679.58'	17.96'	35.92'	S 77°04'11" E 35.92'
C37	0°09'58"	5679.58'	8.23'	16.46'	N 59°50'54" E 16.46'



- NOTES**
- OWNERSHIP AND REFERENCE
MOSER BIDDLE LEASED BURGER KING #3412
P.O. BOX 22102 KNOXVILLE, TN 37933
CLT MAP 142, PARCEL 132.03
DEED REFERENCE: DEED BOOK 1723, PAGE 513
PLAT REFERENCE: INST. NO. 200406290119697
 - DATE OF FIELD SURVEY: JUNE 3, 2008
 - LOT AREAS AND REQUIRED OPEN SPACE LISTED BELOW:

LOT 1	1.079 AC.	LOT 4	8.080 AC.	LOT 7	1.128 AC.
LOT 2	5.891 AC.	LOT 5	3.026 AC.	LOT 8	1.713 AC.
LOT 3	2.492 AC.	LOT 6	1.960 AC.	LOT 9	53.556 AC.

ROW DEDICATION (BROOKLAWN STREET) 2.901 AC.
ROW DEDICATION (S CAMPBELL STATION) 0.193 AC.
ROW DEDICATION (CONCORD ROAD) 0.785 AC.
ROW DEDICATION (KINGSTON PIKE) 0.000 AC.
GROSS LAND AREA 82.803 AC.
TOTAL OPEN SPACE PROVIDED 8.309 AC.
 - A 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
 - THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON "FIRM" MAPPING OF KNOX COUNTY. (REFERENCE: 470930024F, DATED 5/2/2007 AND 470930024F, DATED 5/2/2007).
 - THE WALKING TRAIL IS LOCATED WITHIN A TWENTY (20) FOOT GREENWAY / WALKING TRAIL EASEMENT. THIS TWENTY (20) FOOT GREENWAY / WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENT. THE 20' GREENWAY / WALKING TRAIL EASEMENT IS CENTERED ON THE ACTUAL TRAIL - 10' EACH SIDE OF CENTERLINE. SEE NOTE #10 FOR LOT 9.
 - LOTS 6 & 7 SHALL NOT HAVE ACCESS TO S. CAMPBELL STATION ROAD. LOT 8 SHALL NOT HAVE ACCESS TO KINGSTON PIKE.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
 - THE WALKING TRAIL ALONG THE AQUATIC BUFFER LOCATED ON LOT 9 SHALL BE DESIGNED AND INSTALLED AT THE TIME OF FUTURE DEVELOPMENT OF LOT 9. (TOTAL OF APPROX. 2161 LF) THE 20' GREENWAY / WALKING TRAIL EASEMENT IS CENTERED ON THE ACTUAL TRAIL - 10' EACH SIDE OF CENTERLINE. THE GREENWAY / WALKING TRAIL EASEMENT AS SHOWN MAY BE MODIFIED DURING DEVELOPMENT OF LOT 9 WITH TOWN OF FARRAGUT APPROVAL AS TO LOCATION AND LENGTH. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED ON LOT 9 UNTIL THE WALKING TRAIL HAS BEEN CONSTRUCTED.
 - THE PROTECTIVE COVENANTS GOVERNING AQUATIC BUFFERS IS RECORDED IN INSTRUMENT NUMBER 20080820012683 IN THE KNOX COUNTY REGISTER OF DEED OFFICE.
 - OWNERSHIP AND MAINTENANCE OF OPEN SPACE LOCATED ON LOT 9 IS MOSER BIDDLE CORP. OWNERSHIP OF OPEN SPACE ON LOT 3 IS MOSER BIDDLE CORP. MAINTENANCE IS BLANCHARD AND CALHOUN COMMERCIAL.
 - THE RESTRICTIVE COVENANTS ARE RECORDED IN INSTRUMENT NUMBER 200707060002192 IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE. A CROSS ACCESS AND SIGNAGE EASEMENT ACROSS ALL PCO ZONED PROPERTIES IS PROVIDED WITHIN THE COVENANTS. DETENTION POND MAINTENANCE IS PROVIDED FOR WITHIN THE COVENANTS.
 - PROPERTY IS ZONED PCO, C-1, O-1, R-2, AND FLOOD PLAIN DISTRICT. SETBACKS FOR O-1: FRONT 70'55'40"; SIDES MINIMUM 20'/TOTAL 50'; REAR 30'. SETBACKS FOR C-1: FRONT 80'60'40"; SIDES MINIMUM 20'/TOTAL 60'; REAR 30'. SETBACKS FOR R-2: FRONT 30'; SIDES MINIMUM 10'/TOTAL 30'; REAR 25'. SETBACKS FOR PCO: FRONT 40' ON ARTERIAL AND MAJOR COLLECTOR / 30' ON MINOR COLLECTORS AND LOCAL STREET / 10' ON A LOCAL STREET CONSTRUCTED AS PART OF THE PCO; PERIPHERAL SIDE AND REAR 35'.
 - 15' SANITARY SEWER EASEMENT ALONG ALL SEWER LINES, 7.5' EACH SIDE OF CENTERLINE.



LINE TABLE (SEWER EASEMENTS)																	
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L112	19.13	S 59°59'40" W	L124	257.75	S 28°39'36" E	L136	45.29	S 08°17'21" W	L148	190.04	N 34°38'58" E	L160	304.95	N 32°01'25" W	L172	129.51	S 50°05'59" E
L113	28.70	S 44°51'51" E	L125	82.53	S 33°42'38" E	L137	33.16	S 03°03'53" E	L149	15.16	S 31°29'37" E	L161	395.75	N 27°30'02" W	L173	15.00	S 39°54'01" W
L114	164.12	S 00°32'32" W	L126	124.57	S 25°42'23" E	L138	39.07	S 06°42'41" E	L150	1.24	S 31°29'37" E	L162	250.10	N 24°41'25" W	L174	58.58	N 50°05'59" W
L115	42.17	S 52°52'58" E	L127	80.19	S 29°04'06" E	L139	67.63	S 13°06'29" E	L151	180.40	S 34°38'58" W	L163	246.71	N 47°15'58" W	L175	119.17	N 50°05'59" W
L116	40.17	S 49°04'06" E	L128	76.23	S 32°19'18" E	L140	174.20	N 59°59'40" E	L152	293.46	S 11°57'54" W	L164	232.75	N 46°05'02" W	L176	16.12	S 47°52'07" W
L117	56.99	S 51°23'19" E	L129	60.24	S 38°19'13" E	L141	15.84	N 59°59'40" E	L153	311.97	S 32°01'25" E	L165	224.27	N 11°18'47" W	L177	29.91	S 05°53'40" W
L118	109.90	S 52°37'11" E	L130	71.43	S 41°00'39" E	L142	224.65	S 11°18'47" E	L154	405.94	S 37°10'18" W	L166	10.03	S 59°58'55" W	L178	23.85	N 33°05'05" W
L119	122.15	S 52°42'47" E	L131	32.26	S 27°12'13" E	L143	227.90	S 46°05'02" E	L155	162.16	S 10°57'07" E	L167	157.25	S 05°51'42" E	L179	11.69	N 05°53'40" E
L120	12.14	S 50°27'54" E	L132	75.56	S 39°49'07" W	L144	249.55	S 47°15'58" E	L156	19.80	S 26°26'02" E	L168	359.82	S 31°35'09" E	L180	397.94	N 31°49'54" W
L121	57.34	S 52°35'17" E	L133	83.34	S 33°38'08" W	L145	252.73	S 24°41'25" E	L157	9.41	N 26°26'02" W	L169	391.49	S 31°50'05" E	L181	357.34	N 31°35'09" W
L122	42.05	S 48°15'45" E	L134	63.96	S 23°24'20" W	L146	374.17	S 27°30'02" E	L158	170.89	N 10°57'07" W	L170	23.04	N 47°52'07" E	L182	29.74	S 89°39'32" W
L123	164.62	S 29°26'28" E	L135	45.98	S 10°40'19" W	L147	278.59	N 11°57'54" E	L159	402.29	N 37°10'18" E	L171	61.28	S 50°05'59" E	L183	17.82	N 33°01'37" W

COUNTERSIGNED
DATE 7-11-08
PHIL BALLARD
KNOX COUNTY PROPERTY ASSESSOR
BY

Cannon & Cannon, Inc.
Consulting Engineering • Field Surveyors
9724 Kingston Pike
Suite 1100, Franklin Square
Knoxville, Tennessee 37922
Telephone: (865) 670-8555
Fax: (865) 670-8866

CLIENT: **BLANCHARD & CALHOUN COMMERCIAL**
2745 PERIMETER PARKWAY, BLDG. 100, STE. 370
AUGUSTA, GEORGIA 30809
TEL. NO. (706) 854-6714
CONTACT: MARK SENN

PROJECT: **CAMPBELL STATION EXCHANGE**
11244 KINGSTON PIKE
DISTRICT 6, FARRAGUT, TN 37934

FINAL PLAT
PARCEL 132.03, TAX MAP 142 &
PARCELS 3.04 & 3.05, TAX MAP 143

CCI PROJECT NO. 00655-0000
DATE: AUGUST 21, 2008
P.I.C. RGL
DRAWN JDW

655-00
7 OF 8

RELEASE OF EASEMENTS CERTIFICATE
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY
This is to certify that every lot within this subdivision has available to it a source for the service identified by signature's below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Campbell Station Exchange have been installed in accordance with current local and state government requirements.

CERTIFICATION OF COMMON AREAS DEDICATION
As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within Campbell Station Exchange for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. Declaration of Covenants and Restrictions, applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

CERTIFICATION OF APPROVAL OF STREET NAMES
This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

CERTIFICATION OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, TN, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

CERTIFICATE OF OWNERSHIP AND DEDICATION
We hereby certify that we are the owners of the property shown and described hereon as evidenced in deed book 1723, page 513, deed book 1703, page 296, deed book 1703, page 305 and deed book 2124, page 1136 in the Knox County Registers Offices, and that I hereby adopt this plan of subdivision with my free consent, established the minimum building restriction lines, free consent, and dedicate all streets, alleys, walks, paths and other open space to public or private use as noted.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Campbell Station Exchange have been installed in accordance with current local and state government requirements.

CERTIFICATE OF STREET APPROVAL
I certify that streets, sidewalks and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$20,000 has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

LINE	LENGTH	BEARING
L190	157.32	N 71°53'24" W
L191	273.50	N 71°53'24" W
L192	30.61	N 31°05'33" W
L193	296.30	S 71°53'24" E
L194	177.68	S 71°53'24" E
L195	28.28	S 63°05'49" W
L196	20.00	S 17°03'00" W
L197	28.65	N 27°37'08" W
L198	475.75	S 71°53'24" E
L199	20.00	S 18°07'00" W
L200	340.39	N 71°53'24" W
L201	4.40	N 69°01'16" W
L202	8.85	N 73°19'01" W
L203	101.60	N 71°53'24" W
L204	2.50	N 27°37'08" W
L205	123.77	S 73°07'22" E
L206	309.64	S 74°58'45" E
L207	93.35	S 71°44'59" E
L208	326.68	S 71°12'12" E
L209	6.98	S 64°17'01" E
L210	12.04	S 18°07'00" W
L211	92.86	N 71°53'00" W
L212	12.03	N 18°07'00" E
L213	200.00	N 71°53'24" W
L214	41.29	N 85°37'12" E
L215	173.00	S 77°58'47" E
L216	25.73	S 52°23'09" W
L217	39.09	N 77°58'47" W
L218	1.72	N 11°43'49" E
L219	98.74	N 77°46'10" W
L220	2.09	S 12°43'50" W
L221	16.13	N 77°58'47" W
L222	41.85	S 85°37'12" W
L223	200.00	N 71°53'24" W
L224	20.00	N 18°07'00" E
L225	65.45	N 60°01'57" E
L226	3.20	S 68°37'38" E
L227	70.00	N 60°01'57" E
L228	3.20	N 08°41'32" E
L229	29.53	N 60°01'57" E

LINE	LENGTH	BEARING
L230	137.36	S 60°01'57" W
L231	11.18	S 86°35'54" W
L232	53.74	S 60°01'57" W
L233	8.47	N 29°55'54" W
L234	143.59	N 60°01'57" E
L235	0.97	S 30°35'52" E
L236	2.87	S 60°01'57" W
L237	17.68	S 15°01'57" W
L238	147.14	S 60°01'57" W
L239	9.90	N 58°51'06" E
L240	9.90	S 33°07'37" E
L241	82.67	N 56°58'23" E
L242	24.07	N 44°11'03" E
L243	311.73	N 60°01'57" E

LINE	LENGTH	BEARING
L244	8.47	S 29°55'54" E
L245	234.64	S 60°01'57" W
L246	40.89	S 59°29'46" W
L247	37.45	S 44°11'03" W
L248	26.91	S 44°11'03" W
L249	94.82	S 56°58'23" W
L250	30.22	N 33°07'37" W
L251	19.08	N 30°30'13" W
L252	42.36	N 60°01'57" E
L253	27.50	S 29°58'03" E
L254	25.09	S 60°01'57" W
L255	30.00	N 29°58'03" E
L256	23.09	N 60°01'57" E
L257	3.20	S 68°37'37" E

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C39	1°51'23"	440.00'	7.13'	14.26'	S 74°03'03" E 14.26'
C40	0°28'53"	3046.24'	12.80'	25.60'	S 73°21'52" E 25.60'
C41	0°32'51"	460.00'	2.20'	4.40'	S 71°28'35" E 4.40'
C42	6°55'09"	460.00'	27.81'	55.55'	S 67°44'36" E 55.55'
C43	0°41'21"	6371.87'	38.32'	76.63'	S 66°41'30" E 76.63'
C44	2°41'24"	5654.58'	132.77'	265.49'	S 73°14'06" E 265.46'
C45	0°23'23"	5654.58'	19.23'	38.45'	S 74°46'30" E 38.45'
C46	2°07'12"	4544.24'	84.08'	168.14'	S 75°49'52" E 168.13'
C47	1°50'26"	5654.58'	90.84'	181.66'	N 75°45'44" W 181.65'
C48	2°58'39"	5674.58'	147.48'	294.89'	N 73°22'44" W 294.86'
C49	45°31'07"	45.00'	18.88'	35.75'	N 82°47'31" E 34.82'
C50	70°56'33"	20.00'	14.25'	24.76'	N 24°33'41" E 23.21'
C51	0°03'33"	5679.58'	2.93'	5.86'	N 60°00'11" E 5.86'

Page: 8 of 8
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